



AGENDA

Planning Commission

Dan Del Campo, 1st District Commissioner
Michael Multari, 2nd District Commissioner
Julie Hawkins, 3rd District Commissioner
Jim Harrison, 4th District Commissioner
Don Campbell, 5th District Commissioner

MEETING DATE: Thursday, June 22, 2017

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

PLANNING STAFF UPDATES

2. This is the time set for Planning Staff updates.

CONSENT AGENDA

3. June 8, 2017 draft Planning Commission minutes

HEARINGS: (Advertised for 9:00 a.m.)

4. A request by the **Cayucos Sanitary District** for a Conditional Use Permit and Development Plan / Coastal Development Permit, DRC2016-00063, for the Cayucos Sustainable Water Facility (CSWP). The proposed CSWP

consists of: 1) a Water Resource Recovery Facility (WRRF), solar array, and landscaping in an approximately 8-acre development area; and 2) related pipelines and conveyance infrastructure. The Proposed Project would have an annual average daily flow (AADF) capacity of 0.30 and 0.40 million gallons per day (MGD) serving the existing and build-out population in Cayucos, and would produce tertiary treated water to be made available for agriculture. The Proposed Project would result in approximately 9.7 acres of site disturbance in the unincorporated areas of the county. The proposed WRRF is located on Toro Creek Road, approximately 0.75 mile inland of State Route 1, and the new pipelines and conveyance infrastructure would be located in the County right-of-way for Toro Creek Road. The site is in the Estero and North County (Adelaida sub-area) planning areas.

ENVIRONMENTAL DETERMINATION

The County, as a Responsible Agency, finds that the Final Environmental Impact Report (FEIR) previously certified by the Cayucos Sanitary District Board of Directors on April 20, 2017, is adequate for the purposes of the County's compliance with CEQA (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. The County also finds that no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified. Mitigation measures are proposed to reduce potentially significant impacts to a less than significant level as related to agriculture, air quality, biological resources, cultural resources, drainage, geology, growth-inducing effects, hazards and hazardous materials, noise, traffic, and visual resources. The Cayucos Sanitary District adopted overriding considerations based on significant and unavoidable impacts associated with Agricultural Resources, Geology (Tsunami Inundation), and Noise (construction-related) for all elements of the project (including components in the City of Morro Bay). For elements of the project in the unincorporated areas (County jurisdiction), overriding considerations are proposed for significant and unavoidable impacts associated with Agricultural Resources.

County File Number: DRC2016-00063
Supervisory District: 2
Project Manager: Airlin M. Singewald

APN(s): 073-077-035 & 073-092-056

Date Accepted: April 20, 2017

Recommendation: Approval

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 12:00 PM

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to RHedges@co.slo.ca.us. Do not include personal information such as address and telephone numbers.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.